



City of Woodstock
Office of the City Manager

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Roscoe C. Stelford III
City Manager

WOODSTOCK CITY COUNCIL

City Council Chambers

October 19, 2021

7:00 p.m.

Individuals wishing to address the City Council are invited to come forward to the podium and be recognized by the Mayor; provide their name and address for purposes of the record, if willing to do so; and make whatever appropriate comments they would like.

The complete City Council packet is available via the City Council link on the City's website, www.woodstockil.gov. For further information, please contact the Office of the City Manager at 815-338-4301 or citymanager@woodstockil.gov.

The proceedings of the City Council meeting are live streamed on the City of Woodstock's website, www.woodstockil.gov. Recordings can be viewed, after the meeting date, on the website.

I. CALL TO ORDER

II. ROLL CALL

III. FLOOR DISCUSSION

A. Public Hearings:

1. Annexation Agreement – 11911 Industrial Heights Drive
2. Annexation Agreement – 11913 Industrial Heights Drive
3. Annexation Agreement – 11915 Industrial Heights Drive

Anyone wishing to address the Council on an item not already on the agenda may do so at this time.

- B. Public Comments
- C. Council Comments

IV. CONSENT AGENDA:

(NOTE: Items under the consent calendar are acted upon in a single motion. There is no separate discussion of these items prior to the Council vote unless: 1) a Council Member requests that an item be removed from the calendar for separate action, or 2) a citizen requests an item be removed and this request is, in turn, proposed by a member of the City Council for separate action.)

A. APPROVAL OF CITY COUNCIL MINUTES

1. October 5, 2021 City Council Minutes

B. WARRANTS:

1. #3975
2. #3976

C. MINUTES AND REPORTS:

- | | |
|---|-----------------|
| 1. Woodstock Public Library Minutes and Director's Report | August 12, 2021 |
| 2. Police Department Report | August 2021 |

D. MANAGER'S REPORT NO. 189:

1. Annexation Agreements and Ordinances Authorizing Annexations, Zoning Map Amendments, and Variations to the UDO for 11911, 11913 and 11915 Industrial Heights Drive. (189a)

Authorization for the Mayor, City Manager and City Clerk to execute annexation agreements with the three property owners for 11911, 11913 and 11915 Industrial Heights Drive and approval for the required Ordinances to annex, adopt Zoning Map Amendments to M1 - Limited Manufacturing District, and grant variations to identified sections of the UDO.

- a) Approval of an Annexation Agreement Between the City of Woodstock and Hay Properties, LLC for property located at 11911 Industrial Heights Drive. **DOC. 1**
- b) Approval of an Annexation Agreement Between the City of Woodstock and Patricia K. Moles, as Trustee of The Patricia K. Moles Declaration of Trust for property located at 11913 Industrial Heights Drive. **DOC. 2**
- c) Approval of an Annexation Agreement Between the City of Woodstock and Burdette Martin for property located at 11915 Industrial Heights Drive. **DOC. 3**
- d) Adoption of an Ordinance Annexing Certain Territory to the City of Woodstock (11911, 11913 and 11915 Industrial Heights Drive). **DOC. 4**
- e) Adoption of an Ordinance Approving a Zoning Map Amendment to M1 Limited Manufacturing District, Upon Annexation at 11911 Industrial Heights Drive, Woodstock, Illinois. **DOC. 5**
- f) Adoption of an Ordinance Granting Variations from Various Sections of the Unified Development Ordinance at 11911 Industrial Heights Drive. **DOC. 6**
- g) Adoption of an Ordinance Approving a Zoning Map Amendment to M1 Limited Manufacturing District, Upon Annexation at 11913 Industrial Heights Drive, Woodstock, Illinois. **DOC. 7**
- h) Adoption of An Ordinance Granting Variations from Various Sections of the Unified Development Ordinance at 11913 Industrial Heights Drive. **DOC. 8**
- i) Adoption of An Ordinance Approving a Zoning Map Amendment to M1 Limited Manufacturing District, Upon Annexation at 11915 Industrial Heights Drive, Woodstock, Illinois. **DOC. 9**
- j) Adoption of An Ordinance Granting Variations from Various Sections of the Unified Development Ordinance at 11915 Industrial Heights Drive. **DOC. 10**

2. Ordinance – 2021 General Obligation Bond Issuance (189b)

Approval of an Ordinance providing for the issuance of not to exceed \$10,000,000 General Obligation Bonds, Series 2021 of the City of Woodstock, McHenry County, Illinois and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds to finance the City's 2022 Enhanced Street Resurfacing Program. **DOC. 11**

- 3. Affirmation – Removal/ Disposal of Soil, 830 Lake Avenue** (189c)
Affirmation of the award of bid to Orvine, Inc for the removal/disposal of contaminated soil and site restoration at 830 Lake Avenue in the amount of \$47,670.
- 4. Acceptance of Police Pension FY20/21 Annual Statement/Actuarial Report** (189d)
Acceptance of the Police Pension Fund’s FY20/21 Annual Statement and the Actuarial Report prepared by Nyhart, which recommends an employer contribution of \$1,330,526 for the 2021 Police Pension property tax levy.
- 5. Purchase – Large Format Printer** (189e)
Approval to purchase a new Cannon ImagePROGRAF TZ-30000 MFP Z36 wide-format printer/scanner/copier from Canon Solutions of America for \$11,500.
- 6. Resolution – Approval of Construction Manager Agreement** (189f)
Adoption of a Resolution approving a construction manager agreement with Bulley & Andrews for Construction Manager At-Risk Services for the Old Courthouse and Sheriff’s House Renovation Project and authorizing the City Manager to execute said agreement, subject to any final revisions by the City Attorney prior to final execution including, but not limited to, any revisions to the insurance requirements necessary to address the unique nature of the historic tax credit transaction. **DOC. 12**
- 7. Ordinance – Dissolution of TIF # 1** (189g)
Adoption of an Ordinance Dissolving the “Downtown Redevelopment Project Area (TIF #1)” as of December 31, 2020. **DOC. 13**
- 8. Shop, Save and Win Program Sponsorship** (189h)
Approval for the City to sponsor the Woodstock Area Chamber of Commerce and Industry’s “Shop, Save and Win Incentive Program” for the amount of \$15,000.
- 9. Resolution – Change Order – 2021 Street Resurfacing Program** (189i)
Approval of a Resolution authorizing Change Order #1 to the contract with Schroeder Asphalt Services, Inc. with an increase in the original contract amount of \$52,500 to a revised total contract amount of \$1,789,590.55. **DOC. 14**
- 10. Affirmation – Recreation Center Water Heater Replacement** (189j)
Affirmation of the emergency purchase and installation of a new water heater for the Recreation Center installed by Community Plumbing for the amount of \$7,975.

V. DISCUSSION

1. Performance-Based Property-Improvement Program

VI. FUTURE AGENDA ITEMS

VII. ADJOURN – November 2, 2021, 7:00 PM – City Council Meeting

NOTICE: In compliance with the Americans With Disabilities Act (ADA), this and all other City Council meetings are located in facilities that are physically accessible to those who have disabilities. If additional reasonable accommodations are needed, please call the City Manager’s Office at 815/338-4301 at least 72 hours prior to any meeting so that accommodations can be made. In light of the COVID-19 emergency and the plan for a remote meeting to protect the public health, please notify the City if you need any special accommodations to follow this meeting remotely.